

**AN ORDINANCE  
BY TRANSPORTATION COMMITTEE**

**AN ORDINANCE AUTHORIZING THE SALE OF 2.22 ACRES OF VACANT LAND TO THE CITY OF HAPEVILLE DEVELOPMENT AUTHORITY (“HDA”) TO INCORPORATE INTO THE HDA MASTER LAND USE/REDEVELOPMENT PLAN NORTH OF LOOP ROAD, FOR THE APPRAISED VALUE OF FOUR HUNDRED EIGHTY SIX THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$486,400.00), LOCATED IN THE DISTRICT 14, LAND LOTS 96, 97 AND 98 IN FULTON COUNTY, GEORGIA; AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ATLANTA ONE OR MORE QUITCLAIM DEEDS AND OTHER NECESSARY INSTRUMENTS REQUIRED TO CONSUMMATE THIS TRANSACTION; AUTHORIZING THE CITY ATTORNEY TO TAKE ALL NECESSARY STEPS ON BEHALF OF THE CITY OF ATLANTA REQUIRED TO CLOSE THE SALE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta (“City”) owns 2.22 acres of land located in District 14, Land Lots 96, 97 and 98 in Fulton County, Georgia; and

**WHEREAS**, the City purchased the land for noise compatibility purposes at the Hartsfield-Jackson Atlanta International Airport (“Airport”) which is no longer needed for this purpose; and

**WHEREAS**, the Federal Aviation Administration requires that land purchased for noise compatibility purposes be sold if it is no longer needed for such purpose; and

**WHEREAS**, the City of Hapeville Development Authority desires to purchase the vacant land to incorporate into their master land use/redevelopment plan for development in the City of Hapeville, north of Loop Road; and

**WHEREAS**, a fair market value appraisal has been obtained, pursuant to the Code of Ordinances, Section 2-1574, and the parties have agreed that the purchase price will be the appraised value in the amount of Four Hundred Eighty Six Thousand Four Hundred Dollars and No Cents (\$486,400.00).

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:**

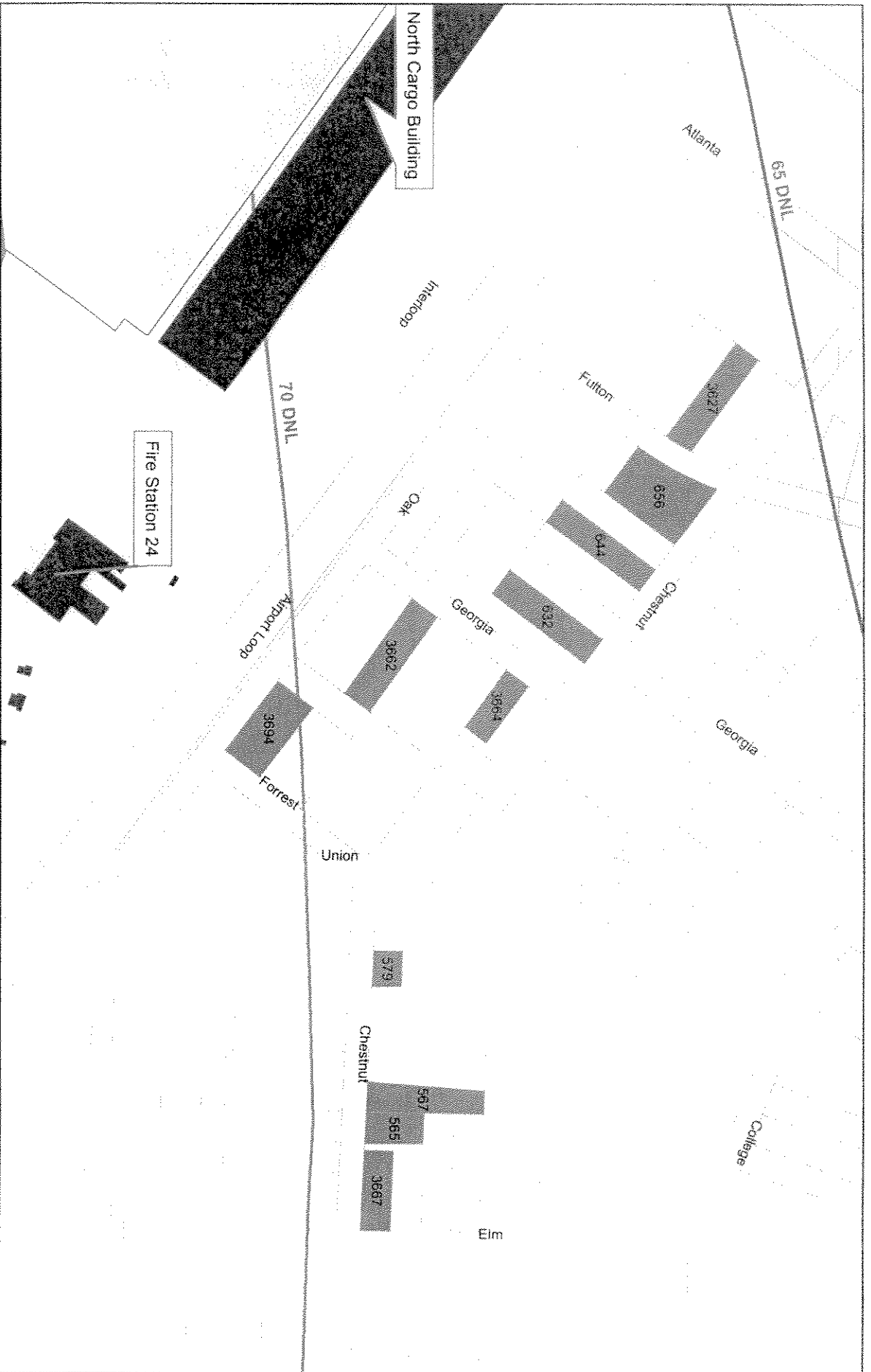
**SECTION 1:** That the Mayor is authorized to sell the following tracts or parcels of land to the City of Hapeville Development Authority (“HAD”) to incorporate into their master land use/redevelopment plan for development in the City of Hapeville, north of Loop Road, for the price of Four Hundred Eighty Six Thousand Four Hundred Dollars and No Cents (\$486,400.00), to be paid in full at closing:

All those tracts or parcels of land lying and being Land Lots 96, 97 and 98 of the 14th District, Fulton County, Georgia, being more particularly described on the legal description attached hereto as Exhibit "A" and made a part hereof by reference.

**SECTION 2:** That the Mayor is authorized to execute on behalf of the City of Atlanta one or more quitclaim deeds and any and all other documents or legal instruments necessary to consummate the sale of the land.

**SECTION 3:** That the City Attorney is directed to prepare appropriate quitclaim deed(s) and other legal instruments, as required, for execution by the Mayor or her designee and to represent the City at the closing of the sale.

**SECTION 4:** That the quitclaim deed(s) or other legal instrument, as may be required, will not become binding upon the City, and the City will incur no obligation or liability under them until each has been executed by the Mayor, attested to by the Municipal Clerk, approved as to form by the City Attorney and delivered to HDA.



**Hartsfield-Jackson Atlanta International Airport**  
**Department of Aviation**



HJALA Planning Division

September 2004

### HAPEVILLE PROPERTY ACQUISITIONS



Information Based on  
 2008 Noise Exposure Contours



#### Legend

- 60 - 65 DNL
- 65 - 70 DNL
- 70 - 75 DNL
- ABOVE 75 DNL
- HJALA Boundary
- Municipal Boundaries
- County Boundaries
- Runways
- City of Atlanta Owned Properties



**ALAN HALLMAN**  
 MAYOR  
**JO CRANFORD HODGES**  
 ALDERMAN AT LARGE  
**RICHARD MURRAY**  
 COUNCILMAN AT LARGE  
**SUSAN BAILEY**  
 COUNCILMAN (1ST WARD)  
**H. LEW VALERO**  
 COUNCILMAN (2ND WARD)  
**MICHAEL T. RAST**  
 CITY ADMINISTRATOR

January 3, 2007

Mr. Ben DeCosta, Aviation General Manager  
 Department of Aviation  
 6000 North Terminal Parkway Suite 435  
 Atlanta, GA 30320

Dear Mr. DeCosta:

As you know, the City of Hapeville appealed to the FAA with regard to granting permission for residential development to be constructed on some of the eleven parcels of land we plan to purchase from the City of Atlanta. Scott Serrit responded via a letter dated December 26, 2006. I note that a copy of this letter was forwarded to you, so you are aware of the decision from the FAA with regard to restrictions as to future use of these eleven parcels.

The Mayor and Council met last night to discuss this matter. As you know the development in Olde Towne is crucial for the future growth of the City. In light of Mr. Serrit's letter, the City Council's future plans for Olde Towne will now be amended to reflect these residential restrictions. We plan to insure that any new development on the eleven parcels of land will be used for commercial, parking, or green spaces purposes.

In light of this, I wish to inform you and the Atlanta City Council that the City of Hapeville still wishes to purchase the eleven parcels and acknowledge the exclusion of residential development on the same. The Mayor and Council would be grateful if this information could be shared with the City of Atlanta Council prior to or during their forthcoming Council Meeting, in which our request for purchase of these parcels will be an agenda item.

3468 North Fulton Avenue, Hapeville, Georgia 30354  
 City Hall 404.869.2100 • [www.hapeville.org](http://www.hapeville.org)

**Community Service**  
 3474 N. Fulton Avenue  
 404.869.2120

**Economic Development**  
 606 King Arnold Street  
 404.869.8269

**Fire Department**  
 3468 N. Fulton Avenue  
 404.869.2141

**Police Department**  
 700 Doug Davis Drive  
 404.869.2159

**Recreiation Department**  
 3444 N. Fulton Avenue  
 404.869.2136

Mr. Ben DeCosta  
Aviation General Manager  
January 3, 2007

Now that final decisions have been made, I hope that the transfer of the parcels will be carried out expeditiously, as preliminary work on Phase One development for Olde Towne is poised to start in the next two weeks.

Thank you for your help and support in this matter.

Best wishes,

A handwritten signature in cursive script, appearing to read "Alan Hallman", followed by a horizontal line.

Alan Hallman,  
Mayor City of Hapeville

cc: Shelley Lamar  
Council Members  
Mike Rast, City Administrator  
Robin Howarth, Economic Development Director



Scott Serrit,  
Manager, FAA Southern Region,  
Atlanta Airports District Office,  
Campus Building,  
1701 Columbia Ave,  
Suite 2-260  
College Park, GA 30337

January 3, 2007

Dear Mr Serrit,

Thank you for your letter of the December 16, 2006. My colleagues on the City Council and I acknowledge your comments with regard to our request to allow residential development on the eleven properties we plan to purchase from the City of Atlanta. We understand the inherited limitations on re-sale of the properties.

As you know the development in Olde Towne is crucial for the future growth of the City. Our revised plans for Olde Towne will now be amended to reflect these residential restrictions. We plan to insure that any new development on the eleven parcels of land will be used for commercial, parking, or green space purposes.

Thank you for considering our request.

Yours sincerely,

Alan Hallman,  
Mayor, City of Hapeville

cc: Council Members  
Mike Rast, City Administrator  
Robin Howarth, Economic Development Director

ALAN HALLMAN  
MAYOR  
JO CRANFORD HODGES  
ALDERMAN AT LARGE  
RICHARD MURRAY  
COUNCILMAN AT LARGE  
SUSAN BAILEY  
COUNCILMAN (1ST WARD)  
H. LEW VALERO  
COUNCILMAN (2ND WARD)  
MICHAEL T. RAST  
CITY ADMINISTRATOR

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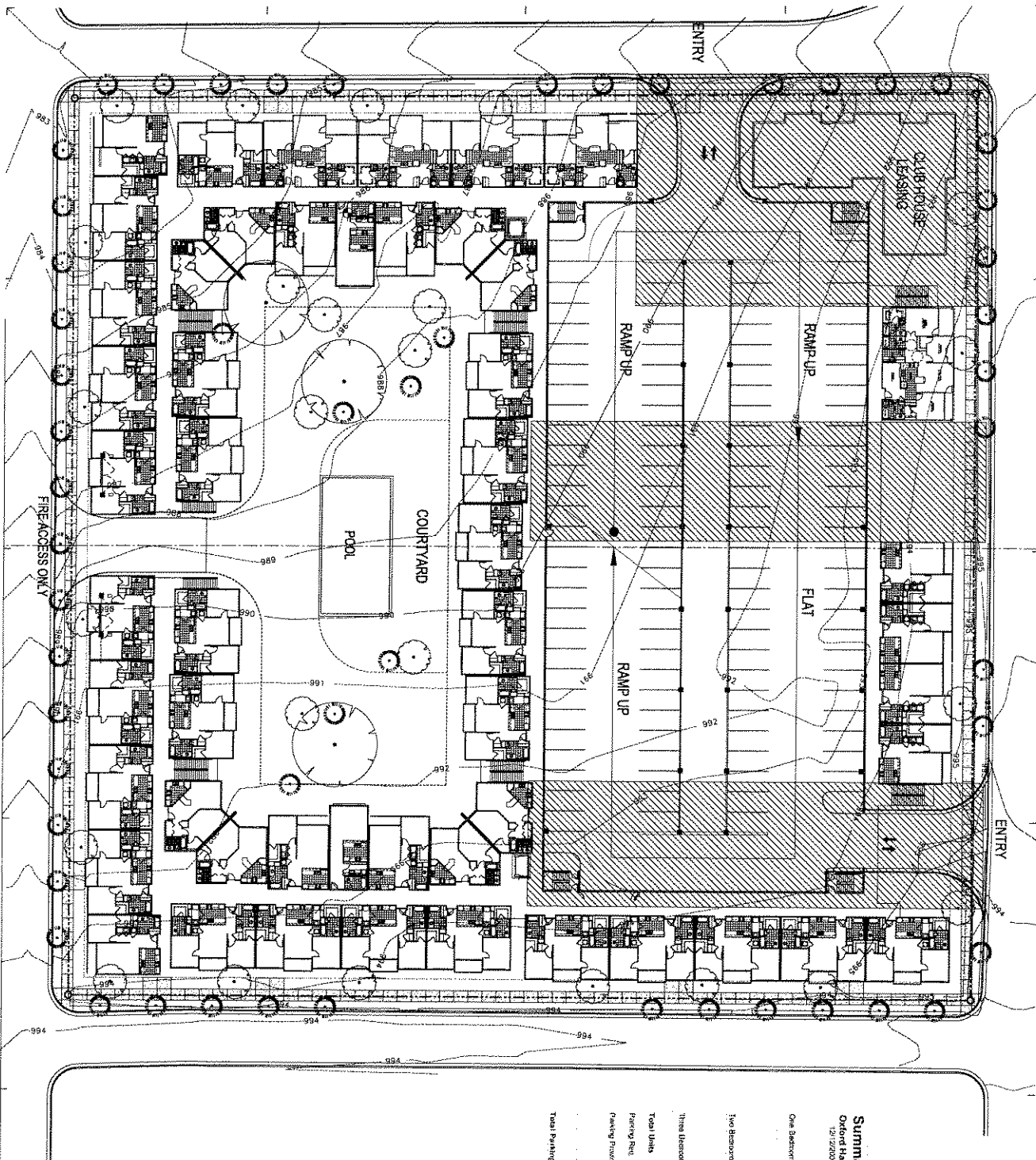
Community Service  
3474 N. Fulton Avenue  
404.669.2120

Economic Development  
606 King Arnold Street  
404.669.8269

Fire Department  
3468 N. Fulton Avenue  
404.669.2141

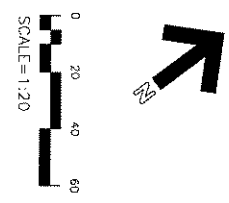
Police Department  
700 Doug Davis Drive  
404.669.2159

Recreation Department  
3444 N. Fulton Avenue  
404.669.2136



**Summary**  
Oxford Hapeville  
12/1/2008

Unit Type	Units	Size	%
One Bedroom 1A	10	600 SF	
One Bedroom 1B	32	600 SF	
One Bedroom 1C	16	600 SF	
<b>Total</b>	<b>58</b>	<b>600 SF</b>	<b>39%</b>
Two Bedroom 2A	116	1175 SF	
Two Bedroom 2B	28	1175 SF	
<b>Total</b>	<b>144</b>	<b>1175 SF</b>	<b>59%</b>
Three Bedroom 3A	5	1450 SF	
<b>Total Units</b>	<b>208</b>	<b>1450 SF</b>	<b>2%</b>
Parking Req. (1021 SF = 1022 SF x 500 (Oxide Permits))			
Parking Provided			
Level 1	113		
Level 2	116		
Level 3	116		
Level 4	116		
Level 5	86		
<b>Total Parking</b>	<b>549</b>		



**OXFORD HAPEVILLE**  
S. Fulton Avenue | Atlanta, GA



The Corcoran Ota Group  
3399 Peachtree Road | Suite 475 | Atlanta | Georgia 30326 | ph.404.324.4200 | fx.404.324.4219

Project Name	Oxford Hapeville
Project No.	017/20
Project Date	October 16, 2008
Client Name	L1-2
Project Phase	Architectural Site Plan
Project Size	12,000 sq. ft.
Project Status	Not Released for Construction

**L1-2**

Sheet Title:  
**ARCHITECTURAL SITE PLAN**  
Sheet No.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Legislative Counsel (Signature): Megan S. Middleton 

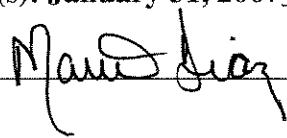
Contact Number: 6207

Originating Department: Aviation

Committee(s) of Purview: Transportation

Council Deadline: January 8, 2007

Committee Meeting Date(s): January 31, 2007 Full Council Date: February 5, 2007


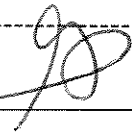
Commissioner Signature 

CAPTION

AN ORDINANCE AUTHORIZING THE SALE OF 2.22 ACRES OF VACANT LAND TO THE CITY OF HAPEVILLE DEVELOPMENT AUTHORITY ("HDA") TO INCORPORATE INTO THE HDA MASTER LAND USE/REDEVELOPMENT PLAN NORTH OF LOOP ROAD, FOR THE APPRAISED VALUE OF FOUR HUNDRED EIGHTY SIX THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$486,400.00), LOCATED IN THE DISTRICT 14, LAND LOTS 96, 97 AND 98 IN FULTON COUNTY, GEORGIA; AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF ATLANTA ONE OR MORE QUITCLAIM DEEDS AND OTHER NECESSARY INSTRUMENTS REQUIRED TO CONSUMMATE THIS TRANSACTION; AUTHORIZING THE CITY ATTORNEY TO TAKE ALL NECESSARY STEPS ON BEHALF OF THE CITY OF ATLANTA REQUIRED TO CLOSE THE SALE; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any) \$486,400.00

Mayor's Staff Only

Received by Mayor's Office: 1.8.07  (date) Reviewed by: 

Submitted to Council: 1/9/07 (date)